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First Security Bank

IDAHO CONSTRUCTION REPORT

DR. KELLY K. MATTHEWS — ECONOMIST

VOLUME 33 JUNE 1986 NUMBER 6

AUTHORIZED BUILDING PERMIT CONSTRUCTION

56 MAJOR LOCATIONS

JUNE 1986

New construction activity in Idaho declined abruptly in June. Residential building permits were not only sharply below a year ago, but were also down from levels recorded during March, April and May. The current spread between Treasury bond rates and mortgage rates has widened relative to conditions which prevailed as recently as last April. Perhaps mortgage rates in excess of 10½ percent have lessened new housing demand. Nonresidential construction permits of $6.6 million were issued for construction of educational facilities in Ammon, near Idaho Falls.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in June was $43,649,389, or 44.6 percent below 1985. NEW RESIDENTIAL CONSTRUCTION for 339 new dwelling units totalled $19,298,319, a decrease of 45.0 percent in number and a decrease of 18.4 percent in value compared with a year ago. NEW NONRESIDENTIAL CONSTRUCTION valued at $15,222,297 was down 60.0 percent from last year, while ALTERATIONS AND REPAIRS totalling $9,128,773 were down 46.3 percent.

CONSTRUCTION VALUES IN 56 MAJOR IDAHO LOCATIONS

			Percent Change 1986 from 1985	
	JUNE	6 MONTHS	JUNE	6 MOS
NUMBER OF NEW DWELLING UNITS	339	1,989	- 45.0	- 9.5
VALUE (dollars)				
Residential	$ 19,298,319	$ 100,881,435	- 18.4	- 1.7
Nonresidential	15,222,297	80,638,340	- 60.0	- 14.6
Alterations & Repairs	9,128,773	49,679,513	- 46.3	- 7.6
TOTAL CONSTRUCTION VALUE	$ 43,649,389	$ 231,199,288	- 44.6	- 7.8

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — JUNE 1986

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	4	0	0	55,000	$55,000
Coeur d'Alene	9	29	453,774	84,524	890,985	1,429,283
Kootenai County Un	22	76	1,383,570	112,736	346,239	1,842,545
Craigmont	0	1	0	0	4,000	4,000
Grangeville	0	18	0	18,000	41,683	59,683
Lewiston	6	86	424,337	35,610	178,386	638,333
Nez Perce Co Un	4	5	136,300	0	2,000	138,300
Moscow	12	22	1,037,000	0	62,290	1,099,290
Latah County Un	4	20	301,304	100,500	91,292	493,096
Orofino	1	8	35,105	0	6,250	41,355
Osburn	0	1	0	0	13,627	13,627
Sandpoint	0	4	0	128,000	12,000	140,000
St. Maries	1	21	8,000	54,948	28,268	91,216
Benewah County Un	4	18	300,522	110,223	7,000	417,745
TOTAL NORTHERN	63	313	4,079,912	644,541	1,739,020	6,463,473
Boise City	50	967	2,954,904	1,094,700	4,455,154	8,504,758
Meridian	11	31	507,510	15,000	188,252	710,762
Ada County Un	52	89	2,488,186	730,019	366,710	3,584,915
Caldwell	4	19	143,148	199,769	114,252	457,169
Canyon County Un	27	44	1,123,800	229,800	192,700	1,546,300
Nampa	3	44	168,383	333,819	189,075	691,277
Emmett	3	37	203,847	0	144,427	348,274
Gooding			REPORT NOT RECEIVED			0
Hailey	1	6	51,122	0	64,500	115,622
Ketchum	3	11	353,660	168,300	88,975	610,935
Sun Valley	1	8	105,000	0	21,100	126,100
Blaine County Un	12	23	2,257,450	7,500	142,600	2,407,550
Jerome	0	2	0	0	9,100	9,100
Mountain Home	4	33	224,870	61,436	79,840	366,146
Payette	6	9	120,000	0	7,300	127,300
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	6	50	308,355	218,500	409,505	936,360
Twin Falls Co Un	0	5	0	0	71,000	71,000
Weiser	1	14	10,500	0	26,740	37,240
TOTAL SOUTHWESTERN	184	1,392	11,020,735	3,058,843	6,571,230	20,650,808
Blackfoot	0	7	0	64,000	14,000	78,000
Bingham County Un	12	19	318,528	131,000	19,680	469,208
Idaho Falls	16	63	1,226,620	346,140	177,335	1,750,095
Ammon	4	6	207,000	6,475,000	0	6,682,000
Bonneville Co Un	13	31	427,346	2,891,380	9,700	3,328,426
Rexburg	1	5	71,000	0	155,400	226,400
Rigby	0	2	0	0	1,500	1,500
Jefferson Co Un	13	35	380,500	88,100	45,950	514,550
Salmon	0	4	0	0	15,628	15,628
Lemhi County Un	1	9	25,000	2,500	22,700	50,200
St. Anthony	0	1	0	0	5,000	5,000
TOTAL EASTERN	60	182	2,655,994	9,998,120	466,893	13,121,007
American Falls	1	6	2,500	0	20,620	23,120
Power County Un	2	5	169,452	1,347,600	0	1,517,052
Burley	0	4	0	28,500	23,000	51,500
Chubbuck	1	4	50,946	0	21,700	72,646
Montpelier	1	5	55,000	0	9,300	64,300
Pocatello	14	53	829,000	113,447	64,434	1,006,881
Bannock County Un	6	7	133,000	0	4,300	137,300
Preston	1	3	63,750	12,000	7,686	83,436
Franklin County Un			NO PERMITS ISSUED			0
Rupert	3	15	141,968	0	32,620	174,588
Minidoka County Un	3	10	96,062	19,246	152,020	267,328
Soda Springs	0	8	0	0	15,950	15,950
TOTAL SOUTHEASTERN	32	120	1,541,678	1,520,793	351,630	3,414,101
TOTAL 56 LOCATIONS	339	2,007	19,298,319	15,222,297	9,128,773	43,649,389

Compiled by First Security Bank of Idaho N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS SIX MONTHS CUMULATIVE 1986

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	7	0	0	71,200	$71,200
Coeur d'Alene	45	158	2,533,445	1,204,965	4,518,741	8,257,151
Kootenai County Un	136	324	6,150,714	1,524,452	1,412,858	9,088,024
Craigmont	1	4	49,500	0	6,000	55,500
Grangeville	2	40	101,772	140,394	95,893	338,059
Lewiston	38	497	2,159,486	2,144,416	1,100,158	5,404,060
Nez Perce Co Un	18	36	530,521	1,262,900	132,120	1,925,541
Moscow	54	117	2,504,000	506,000	756,500	3,766,500
Latah County Un	18	64	802,623	223,415	234,956	1,260,994
Orofino	1	60	35,105	0	119,121	154,226
Osburn	2	10	11,224	0	24,168	35,392
Sandpoint	18	48	300,628	892,500	155,014	1,348,142
St. Maries	10	70	120,061	1,072,248	117,967	1,310,276
Benewah County Un	21	61	925,353	572,906	73,653	1,571,912
TOTAL NORTHERN	364	1,496	16,224,432	9,544,196	8,818,349	34,586,977
Boise City	478	4,827	22,643,923	10,600,804	23,935,004	57,179,731
Meridian	70	147	3,550,719	1,505,977	374,949	5,431,645
Ada County Un	257	506	14,697,828	9,773,557	2,136,141	26,607,526
Caldwell	24	105	981,258	465,769	1,211,328	2,658,355
Canyon County Un	131	211	4,627,493	607,400	302,700	5,537,593
Nampa	35	232	1,403,065	921,222	802,942	3,127,229
Emmett	11	174	786,518	979,586	613,317	2,379,421
Gooding	0	0	0	0	0	0
Hailey	2	31	133,806	605,400	303,714	1,042,920
Ketchum	15	61	2,542,354	503,300	632,541	3,678,195
Sun Valley	6	34	1,596,000	0	1,102,100	2,698,100
Blaine County Un	35	73	6,941,910	61,580	521,900	7,525,390
Jerome	1	25	36,000	0	185,589	221,589
Mountain Home	21	104	1,073,938	61,436	500,148	1,635,522
Payette	10	23	220,000	10,000	35,800	265,800
Shoshone	0	3	0	0	16,675	16,675
Twin Falls City	36	218	1,928,483	8,070,747	1,342,306	11,341,536
Twin Falls Co Un	9	23	629,000	2,000	215,000	846,000
Weiser	1	54	10,500	160,000	283,933	454,433
TOTAL SOUTHWESTERN	1,142	6,851	63,802,795	34,328,778	34,516,087	132,647,660
Blackfoot	5	34	150,000	4,600,912	78,350	4,829,262
Bingham County Un	57	104	1,654,390	676,440	177,873	2,508,703
Idaho Falls	103	280	7,007,662	5,096,806	2,275,787	14,380,255
Ammon	8	15	444,800	6,475,000	19,700	6,939,500
Bonneville Co Un	70	139	2,546,336	3,206,230	453,510	6,206,076
Rexburg	43	25	1,294,000	2,602,500	314,700	4,211,200
Rigby	0	18	0	14,500	105,400	119,900
Jefferson Co Un	57	145	1,425,910	6,314,275	268,325	8,008,510
Salmon	0	18	0	153,000	63,928	216,928
Lemhi County Un	4	36	96,500	180,000	340,500	617,000
St. Anthony	3	12	89,000	23,995	21,200	134,195
TOTAL EASTERN	350	826	14,708,598	29,343,658	4,119,273	48,171,529
American Falls	8	31	223,000	82,600	218,599	524,199
Power County Un	6	11	224,130	1,354,785	0	1,578,915
Burley	1	15	80,000	165,700	89,000	334,700
Chubbuck	19	45	949,236	2,981,750	85,677	4,016,663
Montpelier	1	20	55,000	0	37,720	92,720
Pocatello	49	218	2,879,313	2,353,891	1,196,117	6,429,321
Bannock County Un	17	27	607,602	66,600	57,600	731,802
Preston	1	10	63,750	24,000	72,065	159,815
Franklin County Un	4	4	186,000	0	0	186,000
Rupert	4	46	152,768	216,642	180,336	549,746
Minidoka County Un	23	49	724,811	175,740	186,616	1,087,167
Soda Springs	0	23	0	0	102,074	102,074
TOTAL SOUTHEASTERN	133	499	6,145,610	7,421,708	2,225,804	15,793,122
TOTAL 56 LOCATIONS	1,989	9,672	100,881,435	80,638,340	49,679,513	231,199,288

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CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	3	0	0	19,500	$19,500
Coeur d'Alene	16	33	731,433	1,070,542	404,366	2,206,341
Kootenai County Un	35	85	2,143,324	196,093	334,617	2,674,034
Craigmont			NO PERMITS ISSUED			0
Grangeville	0	17	0	1,100	74,028	75,128
Lewiston	5	71	107,476	260,340	137,556	505,372
Nez Perce Co Un	1	5	3,000	22,714	5,400	31,114
Moscow	13	51	549,000	142,850	408,338	1,100,188
Latah County Un	6	10	109,350	16,000	24,300	149,650
Orofino	0	11	0	0	16,165	16,165
Osburn	0	8	0	8,015	9,470	17,485
Sandpoint	2	14	94,800	125,000	81,085	300,885
St. Maries	0	9	0	40,000	24,035	64,035
Benewah County Un			NO REPORT RECEIVED			0
TOTAL NORTHERN	78	317	3,738,383	1,882,654	1,538,860	7,159,897
Boise City	298	817	8,501,235	1,466,096	10,357,493	20,324,824
Meridian	15	32	724,648	121,416	48,085	894,149
Ada County Un	42	79	2,010,891	183,357	593,048	2,787,296
Caldwell	5	21	163,600	109,164	97,100	369,864
Canyon County Un	28	54	1,095,700	885,000	142,700	2,123,400
Nampa	10	36	167,240	3,557,400	228,985	3,953,625
Emmett	0	27	0	7,628	51,250	58,878
Gooding	1	10	75,000	66,000	22,500	163,500
Hailey	3	7	165,764	48,168	13,800	227,732
Ketchum	8	11	1,124,891	282,900	85,404	1,493,195
Sun Valley	0	5	0	0	471,500	471,500
Blaine County Un	7	13	771,300	217,500	127,000	1,115,800
Jerome	1	6	36,000	0	2,500	38,500
Mountain Home	1	26	89,060	703,000	124,408	916,468
Payette	4	2	75,000	0	1,000	76,000
Shoshone	0	1	0	0	2,500	2,500
Twin Falls City	13	43	552,812	36,696	337,001	926,509
Twin Falls Co Un	1	5	64,000	0	117,000	181,000
Weiser	1	23	34,900	0	96,878	131,778
TOTAL SOUTHWESTERN	438	1,218	15,652,041	7,684,325	12,920,152	36,256,518
Blackfoot	2	14	185,000	190,500	47,500	423,000
Bingham County Un	10	21	344,638	564,025	0	908,663
Idaho Falls	8	44	451,610	24,325,906	250,335	25,027,851
Ammon	2	5	100,228	7,105	3,436	110,769
Bonneville Co Un	13	25	813,590	811,500	82,960	1,708,050
Rexburg	0	9	0	1,065,500	281,000	1,346,500
Rigby	0	1	0	0	4,000	4,000
Jefferson Co Un	17	36	342,700	542,300	49,525	934,525
Salmon	0	3	0	0	46,800	46,800
Lemhi County Un	2	11	85,000	0	30,000	115,000
St. Anthony	0	6	0	1,000	858,500	859,500
TOTAL EASTERN	54	175	2,322,766	27,507,836	1,654,056	31,484,658
American Falls	3	10	17,000	0	18,550	35,550
Power County Un	2	4	123,000	0	6,200	129,200
Burley	2	12	132,000	486,000	112,032	730,032
Chubbuck	19	14	542,022	49,860	24,000	615,882
Montpelier	0	9	0	0	24,950	24,950
Pocatello	4	78	270,000	447,500	181,650	899,150
Bannock County Un	9	14	464,125	0	30,000	494,125
Preston	1	3	95,000	33,000	4,000	132,000
Franklin County Un	1	1	41,000	0	0	41,000
Rupert	1	8	19,500	0	458,408	477,908
Minidoka County Un	4	10	219,304	0	8,910	228,214
Soda Springs	0	7	0	11,960	7,000	18,960
TOTAL SOUTHEASTERN	46	170	1,922,951	1,028,320	875,700	3,826,971
TOTAL 56 LOCATIONS	616	1,880	23,636,141	38,103,135	16,988,768	78,728,044

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IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS SIX MONTHS CUMULATIVE 1985

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	1	17	49,500	234,500	62,150	$346,150
Coeur d'Alene	50	132	2,424,902	17,529,230	849,706	20,803,838
Kootenai County Un	189	379	8,651,251	1,608,815	1,351,379	11,611,445
Craigmont	0	0	0	0	0	0
Grangeville	0	48	0	4,400	249,643	254,043
Lewiston	162	460	5,535,583	2,161,400	1,888,853	9,585,836
Nez Perce Co Un	15	33	295,000	175,954	191,900	662,854
Moscow	25	134	1,087,537	249,450	2,555,014	3,892,001
Latah County Un	18	35	264,943	17,250	109,500	391,693
Orofino	2	63	49,068	375,719	164,821	589,608
Osburn	0	16	0	25,006	38,581	63,587
Sandpoint	9	54	449,200	129,500	508,670	1,087,370
St. Maries	11	33	144,200	47,000	132,587	323,787
Benewah County Un	7	13	249,500	42,100	14,600	306,200
TOTAL NORTHERN	489	1,417	19,200,684	22,600,324	8,117,404	49,918,412
Boise City	568	4,359	25,049,482	9,013,049	24,386,245	58,448,776
Meridian	103	170	4,702,375	237,916	240,212	5,180,503
Ada County Un	232	493	11,759,966	5,662,242	2,167,898	19,590,106
Caldwell	22	109	816,488	1,228,716	582,133	2,627,337
Canyon County Un	122	234	3,909,350	2,692,470	389,810	6,991,630
Nampa	38	221	1,117,640	6,486,300	3,033,649	10,637,589
Emmett	4	155	293,607	438,093	597,992	1,329,692
Gooding	1	22	75,000	120,580	72,400	267,980
Hailey	7	26	404,199	148,496	138,101	690,796
Ketchum	13	34	1,878,236	2,231,414	179,229	4,288,879
Sun Valley	4	28	3,333,000	0	799,300	4,132,300
Blaine County Un	31	52	4,821,911	1,951,500	425,157	7,198,568
Jerome	1	34	36,000	65,500	304,075	405,575
Mountain Home	26	104	1,264,470	704,500	358,878	2,327,848
Payette	9	24	203,000	243,500	143,000	589,500
Shoshone	0	2	0	0	3,000	3,000
Twin Falls City	66	220	3,114,944	1,292,287	1,536,155	5,943,386
Twin Falls Co Un	9	25	663,000	3,000	284,700	950,700
Weiser	3	82	66,900	22,800	198,833	288,533
TOTAL SOUTHWESTERN	1,259	6,394	63,509,568	32,542,363	35,840,767	131,892,698
Blackfoot	3	43	222,000	435,500	342,900	1,000,400
Bingham County Un	46	76	1,320,378	864,385	562,916	2,747,679
Idaho Falls	114	224	6,506,840	27,988,643	1,516,115	36,011,598
Ammon	6	17	371,197	28,280	25,240	424,717
Bonneville Co Un	52	125	2,124,860	2,899,250	262,998	5,287,108
Rexburg	4	37	308,000	2,055,500	811,400	3,174,900
Rigby	3	7	111,300	0	34,500	145,800
Jefferson Co Un	56	124	1,540,343	1,023,645	146,675	2,710,663
Salmon	2	29	42,000	0	321,150	363,150
Lemhi County Un	11	52	394,000	25,000	173,182	592,182
St. Anthony	1	9	5,000	36,000	878,500	919,500
TOTAL EASTERN	298	743	12,945,918	35,356,203	5,075,576	53,377,697
American Falls	9	30	202,500	850	79,350	282,700
Power County Un	11	23	536,000	79,510	114,770	730,280
Burley	5	27	372,800	1,664,604	264,032	2,301,436
Chubbuck	28	39	949,594	157,860	42,600	1,150,054
Montpelier	0	17	0	0	53,300	53,300
Pocatello	52	301	2,631,832	1,675,597	1,682,723	5,990,152
Bannock County Un	22	39	1,301,125	22,736	299,285	1,623,146
Preston	1	7	95,000	42,000	17,685	154,685
Franklin County Un	6	10	257,000	25,000	0	282,000
Rupert	4	45	42,500	15,734	576,637	634,871
Minidoka County Un	13	39	507,552	221,032	1,571,214	2,299,798
Soda Springs	1	18	55,500	41,960	39,300	136,760
TOTAL SOUTHEASTERN	152	595	6,951,403	3,946,883	4,740,896	15,639,182
TOTAL 56 LOCATIONS	2,198	9,149	102,607,573	94,445,773	53,774,643	250,827,989

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